

026.A

0006

0020.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

736,800 / 736,800

USE VALUE:

736,800 / 736,800

ASSESSED:

736,800 / 736,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
20		WALDO RD, ARLINGTON

OWNERSHIP

Owner 1:	FIORDALIS ANDREW L	Unit #:	2
Owner 2:	VANDERBERG LAURA E		
Owner 3:			

Street 1: 20 WALDO RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	FEDERAL HOME LOAN MORTGAGE CO -
Owner 2:	-

Street 1: 8250 JONES BRANCH DRIVE

Twn/City: MC LEAN

St/Prov:	VA	Cntry:	
Postal:	22102		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1918, having primarily Aluminum Exterior and 1672 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7729											G7		1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	736,800			736,800		271521
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	102	FV	725,600	0	.	.	725,600	725,600	Year End Roll	12/18/2019						
2019	102	FV	641,200	0	.	.	641,200	641,200	Year End Roll	1/3/2019						
2018	102	FV	566,200	0	.	.	566,200	566,200	Year End Roll	12/20/2017						
2017	102	FV	515,500	0	.	.	515,500	515,500	Year End Roll	1/3/2017						
2016	102	FV	515,500	0	.	.	515,500	515,500	Year End	1/4/2016						
2015	102	FV	437,300	0	.	.	437,300	437,300	Year End Roll	12/11/2014						
2014	102	FV	416,900	0	.	.	416,900	416,900	Year End Roll	12/16/2013						
2013	102	FV	416,900	0	.	.	416,900	416,900		12/13/2012						

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
1/2/2014	2	Renovate	58,000					Remodel kitchen an	5/17/2018	Measured	DGM	D Mann							
6/26/2008	703	Manual	3,000					remove 3 nonbearin	5/19/2015	Permit Insp	PC	PHIL C							
									3/13/2006	External Ins	BR	B Rossignol							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating: Very Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 3 - Aluminum				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: GRAY				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1918	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G16		Fact:	.	Floor: M - Multi-Level													
Const Mod:				% Own: 55.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:		%		1	7	2	M						
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors: 4 - Carpet	25%			Total:	10.8	%											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES									
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 1.27799034													
Electric: 3 - Typical				Const Adj.: 0.98735195													
Insulation: 2 - Typical				Adj \$ / SQ: 372.239													
Int vs Ext: S				Other Features: 66000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 826060													
% Com Wall		% Sprinkled:		Depreciation: 89214													
				Deprecated Total: 736845													
MOBILE HOME				Make:				WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Model:													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	PARCEL ID 026.A-0006-0020.2	
												JCod JFact	Juris. Value				
More: N	Total Yard Items:					Total Special Features:								Total:			
IMAGE 																	